

UNIT  
**01**



**TO LET**  
REFURBISHED  
INDUSTRIAL /  
WAREHOUSE UNIT

**42,208 SQ FT** (3,934 SQM)

- 10M EAVES
- DRIVE IN DOCK LEVEL LOADING
- 2 STOREY OFFICES

**J34 M60**  
**AUDENSHAW**



## LOCATION

Arrow Trading Estate is an established business location within 1 mile of Junction 24 of the M60 motorway and Denton town centre which offers a full range of local services. In addition it is only 6 miles from Manchester and is ideal for those businesses serving the city centre.

## DESCRIPTION

The estate is currently home to a variety of business ranging from national to local and regional operators.

Unit 1 comprises a large steel portal framed Industrial/ Warehouse unit totalling 42,208 sq ft with drive-in and dock-level loading.

The unit will be refurbished and benefits from the following features;

- 2 drive-in & 3 dock-level loading doors
- 10 metre eaves
- 2 storey offices
- 10% roof lights
- Sodium lighting
- Male and female WCs
- Solid concrete floor



## TENURE

New internally repairing and insuring leases on terms to be agreed.

## VAT

All prices quoted are exclusive of, but are liable to, VAT at the prevailing rate.

## SERVICE CHARGE

The ingoing tenant will be liable for rates and the service charge, which includes a contribution to the estate and external property maintenance of the units.

## RENTAL

Rental upon application.



Managed by



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## FURTHER INFORMATION

For viewings and further information please contact the joint agents.

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